PROPERTY LINE ADJUSTMENT SURVEY

For WREN COMMUNITY CLUB

DAVID & DEBRA HACKLEMAN

in the N1/2 SECTION 21, T11S, R6W, W.M. BENTON COUNTY, OREGON MARCH 1, 2017

NARRATIVE

The purpose of this survey is to monument the adjusted boundary of Property 1 and Property 2 as per Benton County Development Department File No. LU-16-068.

Property 1 (Tax Lot 300) is decribed by M-86292-87 of the Benton County Deed Records. Property 2 (Tax Lots 500 & 501) is described by Book 94, Page 35 and M-100667-78.

The exterior boundary of Tax Lot 300 was monumented by C.S. 4841. We did not recover the Northwest corner of Tax Lot 300 and reestablished it by extending the monuments found along that line for the record deed distance. The South line of Tax Lot 300 was calculated using the record bearing from C.S. 4841 for the North right—of—way of Cardwell Hills Road.

The exterior boundary of Property 2 was calculated with record data from C.S. 4841.

Monuments found as per C.S. 4841, C.S. 5495, and BCCR 116400340R2 were held as control for this survey.

- ■ Monuments found as noted
- Found 5/8" iron rod as per C.S. 4841
- Set 5/8" X 30" iron rod with plastic cap (LS 60065)
- () Data of record as per C.S. 4841
- Data of record as per C.S. 5495
- BCCR Benton County Corner Restoration
- A Portion of Property 1 being transferred to Property 2

SURVEYED BY:
PETERSON & ASSOCIATES
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PHONE: 541-602-0553

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 15, 2003
BRIAN M. PETERSON
60065
RENEWAL: 12-31-18

Benton County Surveyor's Office APPROVAL (LU-16-068)C.S. FILE NO. 108.3.5 FILING DATE 6-27-17 FILE SIZE 18x24 BENTON COUNTY PLANNING OFFICIAL FD. 5/8" IRON ROD AS PER C.S. 5495 TAX LOT 300 PROPERTY 1 18.75 ACRES ADJUSTED BOUNDARY AREA SUMMARY PROPERTY 1 Original Area 19.56 Ac. Transfer to Property 2 -0.81 Ac. 18.75 Ac. Resultant area PROPERTY 2 1.08 Ac. +0.81 Ac. Original area Transfer from Property 2 223 (80') Resultant area 1.89 Ac. TRUE CORNER FALLS IN CREEK. SET ROD N87'16'30"W, 9.53' AS REFERENCE TO TRUE CORNER. SCALE: 1" = 100' (S79·33'E) (70.71') 590.00' S87'16'30"E 599.53' (S87'16'30"E) CARDWELL HILLS ROAD - C.R. 16050 (60') 1/4 COR. SECS. 21 & 22 FD. 3 1/4" ALUMINUM CAP PER BCCR 116400340R2

C16-48 S16-48A